970701 21

BOX 28

BOOK 10553 PG 109

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 97

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Judy S. Wells, Attorney, 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas R. Baldrica (NAME)	Chase Manhattan Mortgage Corp. (NAME)	172-3A-52.00
1020 Elmshade Lane (ADDRESS)	P. O. Box 11740 (ADDRESS)	6DU-82804
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Monroe, LA 71211-1740 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Andrew Loy Lilley and wife, Janet R. Lilley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas R. Baldrica and wife, Tracy L. Baldrica

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, BEING Lot No. 52 on the Plan of The Woodlands, Phase I, of record in Book 6900, pages 498 and 499, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Andrew Loy Lilley and wife, Janet R. Lilley, by deed from Richter Dial Builders, Inc., of record in Book 9204, page 908, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1997 have been prorated and payment thereof is expressly assumed by the herein Grantee; Declaration of Covenants, Conditions & Restrictions of record in Book 7334, page 109, Book 7408, page 250, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224, as re-recorded in Book 8643, page 675; Charter of record in Book 8454, page 246; Plan of record in Book 6900, page 498 and 499; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1020 Elmshade Lane, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 31st day of July 19 97

Andrew Loy Lilley

Andrew Loy Lilley

Janet R. Lilley

Janet R. Lilley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Loy Lilley and wife, Janet R. Lilley

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of July 19 97.

Commission expires 9/03/2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ and _____ respectively _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

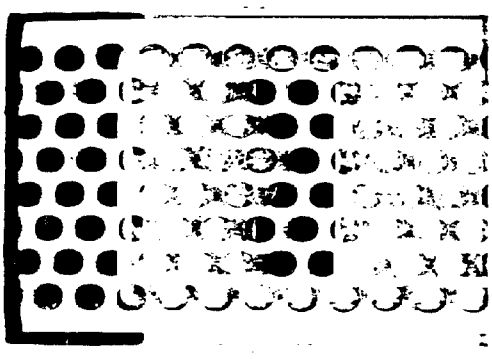
Notary Public

JUDY B. WEEKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 23, 2000

033042
IDENTIFICATION REFERENCE

97 AUG -1 PM 2:43
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

1986 08/01 0101 03CHECK 652.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10553 PG 111

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT

174000.00

CON TX 643.80

PRFEE 1.00

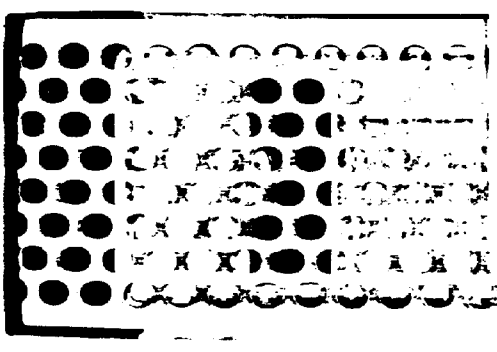
WDEED 8.00

TOTAL 652.80

CHECK 652.80

08/01/97 01 14:42:0001 1986

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



97 AUG -1 PM 2:43

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

0333042

IDENTIFICATION REFERENCE

No. 1181612